

$87,000

RESIDENTIAL

5540 6th AVE

5540 6th Avenue, Fort Myers, Florida, 33907, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026025233**
View	**Trees Woods**
Lot size	**0.14 acres**
Neighborhood	**FM07 - Fort Myers Area**
Subdivision	**PINE MANOR**

Description

SHOVEL-READY GEM: PAID IMPACT FEES & DUPLEX POTENTIAL IN 33907! Stop waiting on permitting and start building your vision today! This rare, shovel-ready 0.13-acre lot in the heart of the highly coveted 33907 zip code offers the ultimate flexibility. Whether you are looking to build a spacious single-family custom home or a high-demand duplex income property, this site is primed and ready. WHY THIS LOT IS A DEVELOPER'S DREAM: IMPACT FEES PAID: This is the ultimate financial shortcut! Save thousands of dollars and months of administrative headache—these fees are already handled, putting you months ahead of the competition. Versatile Zoning: Designed for maximum utility, this lot is zoned to accommodate either a single-family residence or a lucrative multi-family duplex. Prime Location: Situated in a high-demand pocket of Fort Myers, you are perfectly positioned for strong rental returns or high resale value. LOCATION ADVANTAGE (33907 ZIP CODE): Connectivity: Incredible access to US-41, making your commute to work, schools, or the hospital a breeze. Lifestyle: Moments away from the historic downtown River District, shopping at Bell Tower, and a straight shot to the Gulf beaches. Quiet Yet Central: Enjoy the quiet charm of a residential street while remaining minutes away from the vibrant culture and dining that makes Fort Myers famous. DON'T DELAY: Vacant land with paid impact fees is an incredibly rare commodity in this market. This is the perfect asset for an investor looking for a quick turnaround or a buyer ready to build their dream home without the typical administrative delays. Bring your builder and your blueprints—this lot is ready for you to break ground! Schedule your site visit today.